



THOMAS QUIXLEY (FAIRFIELD) PTY LTD
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 Licensed Estate Agent, Auctioneers & Property Management Specialists
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb
and postcode

2/313 Rathmines Street, THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$ 770,000 & \$840,000

Median unit sale price

Median price \$ 630,000 | Suburb Thornbury
 Period - From 01/07/2017 to 30/06/2018 | Source REIV

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 54/85C Clyde Street THORNBURY VIC 3071	\$861,000	27/07/2018
2. 3/153 Ballantyne Street, THORNBURY VIC 3071	\$885,000	02/06/2018
3. 1 Ibis Place, THORNBURY VIC 3071	\$735,000	08/03/2018

&

B The estate agent or agent's representative reasonable believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Property date source:

